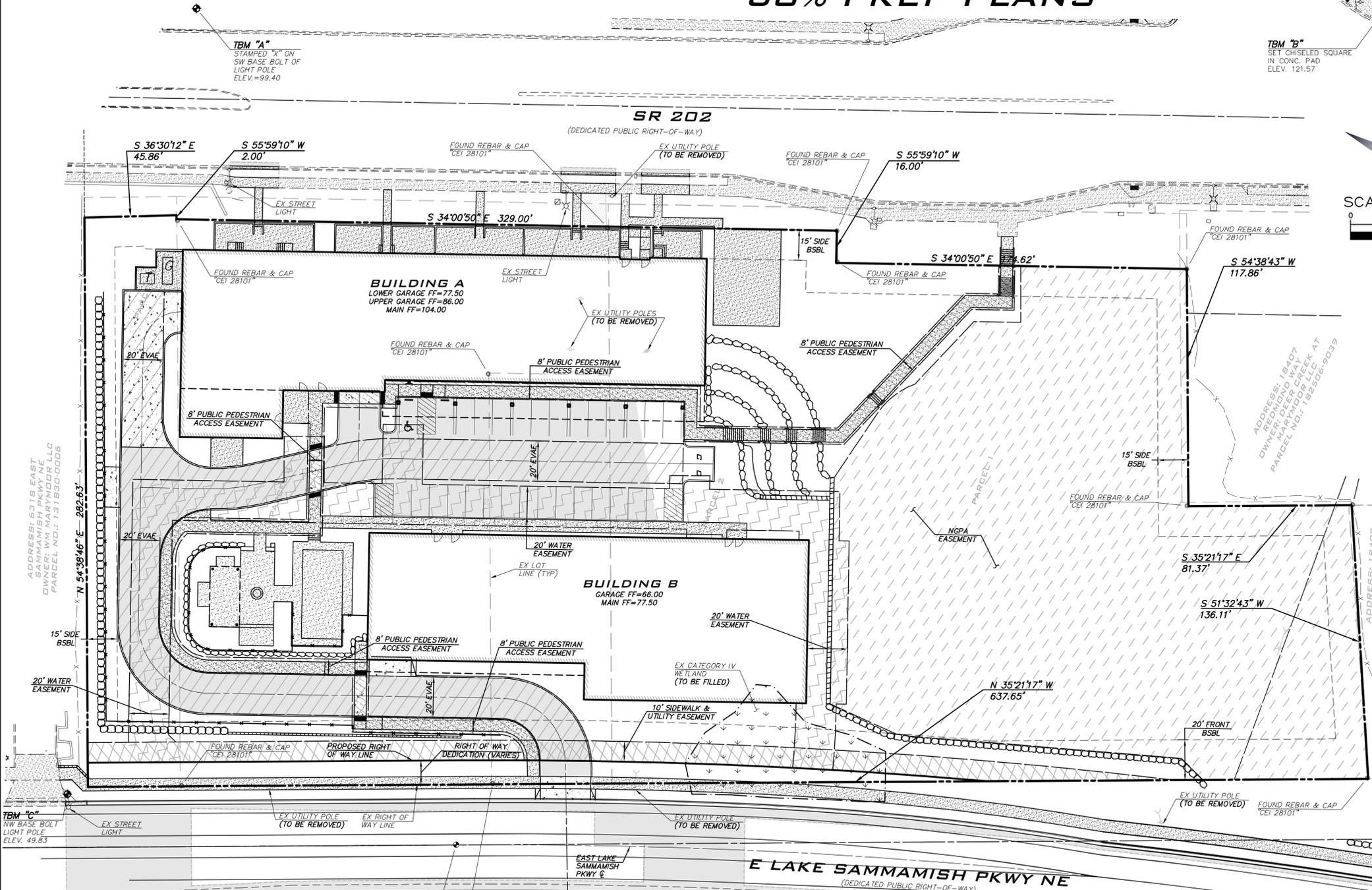
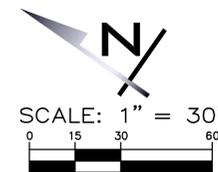
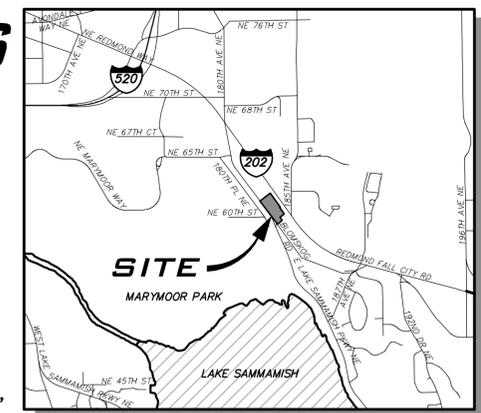


SEC 7, TWP 25N, RGE 6E, W.M.

EAST LAKE SAMMAMISH APARTMENTS

60% PREP PLANS



SITE DATA

SITE ADDRESS: 6000, 6006, 6032, 6038, 6044 EAST LAKE SAMMAMISH PARKWAY 18269, 18475
REDMOND-FALL CITY ROAD
REDMOND, WA 98052

TAX ACCOUNT NOS: 131830-120-04; 131830-0125-09; 131830-0142-08; 131830-0144-06;
131830-0156-01; 131830-0164-01; 182506-9025-07

ZONING: R-30 (MULTIFAMILY URBAN RESIDENTIAL)

ZONING AGENCY: CITY OF REDMOND PLANNING DEPARTMENT
15670 NE 85TH STREET
REDMOND, WA 98073
(425) 556-2432

SETBACKS:
FRONT: 20' BSSL
SIDE: 15' BSSL

FLOOD ZONE: THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MARCH 30, 1998, COMMUNITY PANEL NO. 53033003906, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

AREA: SITE AS SHOWN CONTAINS 160,425 SQUARE FEET OR 3.6829 ACRES, MORE OR LESS.

ALLOWED DENSITY:

BASE (30 DU/AC)	111 UNITS
10% AFFORDABLE AT 50% PER CODE	11 UNITS
BONUS FOR GREEN BUILDING (3 DU/AC)	11 UNITS
AFFORDABLE BONUS (4.5 DU/AC)	17 UNITS
TOTAL ALLOWED	150 UNITS

PROPOSED DENSITY: 139 UNITS

BUILDING HEIGHT: ALLOWED: 60'

PROPOSED:
BUILDING A: 59'-11"
BUILDING B: 59'-9 3/16"

OPEN SPACE: REQUIRED (20%): 32,085 SF
PROPOSED: 54,388 SF

PROJECT TEAM

APPLICANT MSPT XVII, LLC 12332 NE 115TH PLACE KIRKLAND, WA 98033 (425) 298-0240 CONTACT: MARC BOETTCHER	SURVEYOR BUSH, ROED & HITCHINGS, INC. 2009 MINOR AVENUE EAST SEATTLE, WA 98102 (206) 323-4144 CONTACT: TAYLOR SCHULTE
ARCHITECT DAHLIN GROUP 5865 OWENS DRIVE PLEASANTON, CA 94588 (925) 251-7200 CONTACT: SEAN WHITACRE	WETLAND BIOLOGIST WETLAND RESOURCES, INC. 9505 19TH AVE SE, SUITE 106 EVERETT, WA 98208 425-332-3174 CONTACT: SCOTT BRAINARD
CIVIL ENGINEER THE BLUELINE GROUP 25 CENTRAL WAY, SUITE 400 KIRKLAND, WA 98033 (425) 250-7249 CONTACT: CHRIS MILLER, PE EMAIL: CMILLER@THEBLUELINEGROUP.COM	LANDSCAPE ARCHITECT THE LA STUDIO, LLC 15200 52ND AVE SOUTH, SUITE 210 SEATTLE, WA 98188 206-204-0507 CONTACT: ROBY SNOW

SHEET INDEX

1	CV-01	COVER SHEET & SITE PLAN
2	GN-01	GENERAL NOTES & LEGEND
3	EC-01	EXISTING CONDITIONS PLAN
4	EC-02	EXISTING CONDITIONS PLAN
5	SP-01	TRANSPORTATION PLAN
6	SP-02	TRANSPORTATION PLAN
7	GP-01	GRADING PLAN
8	GP-02	GRADING PLAN
9	UT-01	FIRE & UTILITY PLAN
10	UT-02	UTILITY PLAN

NOTE
THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

UNDERGROUND UTILITY NOTE
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROTECTION FOR SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

STORMWATER SUMMARY

PROPERTY AREA:	3.68 AC
ONSITE DISTURBED AREA:	2.61 AC
IMPERVIOUS AREA (ONSITE):	
ALLOWED (75%):	120,319 SF
PROPOSED:	72,310 SF
PGIS (INCL. IN ABOVE):	18,731 SF
FLOW CONTROL:	
ONSITE DETENTION VAULT DISCHARGE MATCHES PREDEVELOPED DURATIONS FROM 50% OF THE 2YR STORM TO THE 50 YR STORM.	
WATER QUALITY:	
ONSITE MODULAR WETLAND SYSTEM PROVIDES ENHANCED AND PHOSPHOROUS TREATMENT.	
EARTHWORK QUANTITIES*:	
CUT = 29,250 CY	
FILL = 10,760 CY	

*QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED FOR CONTRACTUAL PURPOSES.



UTILITY PURVEYORS

SANITARY SEWERS, SURFACE WATER, WATER CITY OF REDMOND DEPARTMENT OF PUBLIC WORKS 15670 NE 85TH STREET REDMOND, WA 98073 (425) 556-2840	NATURAL GAS: PUGET SOUND ENERGY 10885 NE 4TH STREET, SUITE 1200 PO BOX 97034 BELLEVUE, WA 98009-9734 (425) 454-6363 (888) 225-5773	TELEPHONE: CENTURY LINK 1600 7TH AVENUE SEATTLE, WA 98191 (800) 244-1111
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NOT FOR CONSTRUCTION

HORIZONTAL DATUM

NAD 83/91

HORIZONTAL BENCHMARKS:
OWNER: KING COUNTY
ID#: NONE
DESCRIPTION: FOUND 3" BRASS DISC WITH PUNCH SET IN 4"x4" CONC.
LOCATION: SW CORNER OF SECTION 7, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.
NORTHING: 243448.946
EASTING: 1328249.435

OWNER: CITY OF REDMOND
ID#: NONE
DESCRIPTION: BRASS TACK IN LEAD, IN CASE IN 4"x4" CONC.
LOCATION: CENTERLINE OF 180TH STREET APPROXIMATELY 40' SOUTH OF SOUTHERLY BUILDING LINE OF 7004 180TH STREET
NORTHING: 248072.804
EASTING: 1328292.317

VERTICAL DATUM

NAVD88

VERTICAL BENCHMARKS:
SOURCE: CITY OF REDMOND
ID#: COR 9133
DESCRIPTION: 2" BRASS DISC WITH PUNCH SET IN WEST OF CONC. LIGHT POLE BASE AT INTERSECTION OF REDMOND-FALL CITY ROAD (SR 202) AND DRIVEWAY TO 18300 REDMOND-FALL CITY ROAD
ELEVATION: 85.47'

SOURCE: CITY OF REDMOND
COR 9128
DESCRIPTION: 2" BRASS DISC WITH PUNCH SET IN CONC. WALK AT BASE OF LIGHT POLE ON NORTH SIDE OF REDMOND-FALL CITY ROAD (SR 202) APPROXIMATELY 705 WEST OF THE INTERSECTION OF REDMOND-FALL CITY ROAD AND 188TH AVE NE
ELEVATION: 150.28'



SCALE: AS NOTED
PROJECT MANAGER: CHRISTOPHER H. MILLER, PE
PROJECT ENGINEER: JON KOEPPGEN, PE
DESIGNER: DOMINIQUE GABALDON
ISSUE DATE: 5/19/2016

NO.	DATE	BY	REVISIONS

COVER SHEET & SITE PLAN
EAST LAKE SAMMAMISH APARTMENTS
60% PREP PLANS
CITY OF REDMOND WASHINGTON



5/19/16
JOB NUMBER: **15-188**
SHEET NAME: **CV-01**
SHT **1** OF **10**

22-534
May 19, 2016 1:00pm User: cmiller
E:\Projects\15188\Long\Main\FRMT\15188CV-01.dwg

